

FAIRFAX CENTER AREA STUDY

EDUCATIONAL SESSION 2

PHASE II WORKING GROUP

JULY 29, 2015

Agenda

- ❑ Selection of co-chairs and secretary
- ❑ Approval of 7/7/2015 minutes
- ❑ Recent planning themes
 - ❑ Past and current Plan amendments
 - ❑ Presentation of submissions
- ❑ Upcoming meeting dates

Phase II – Process Overview



Education

- Where are we now and how did we get here?

Vision

- Knowing what we know, where do we want to go?

Analysis

- What changes should we study based on the updated vision?

Recommendations

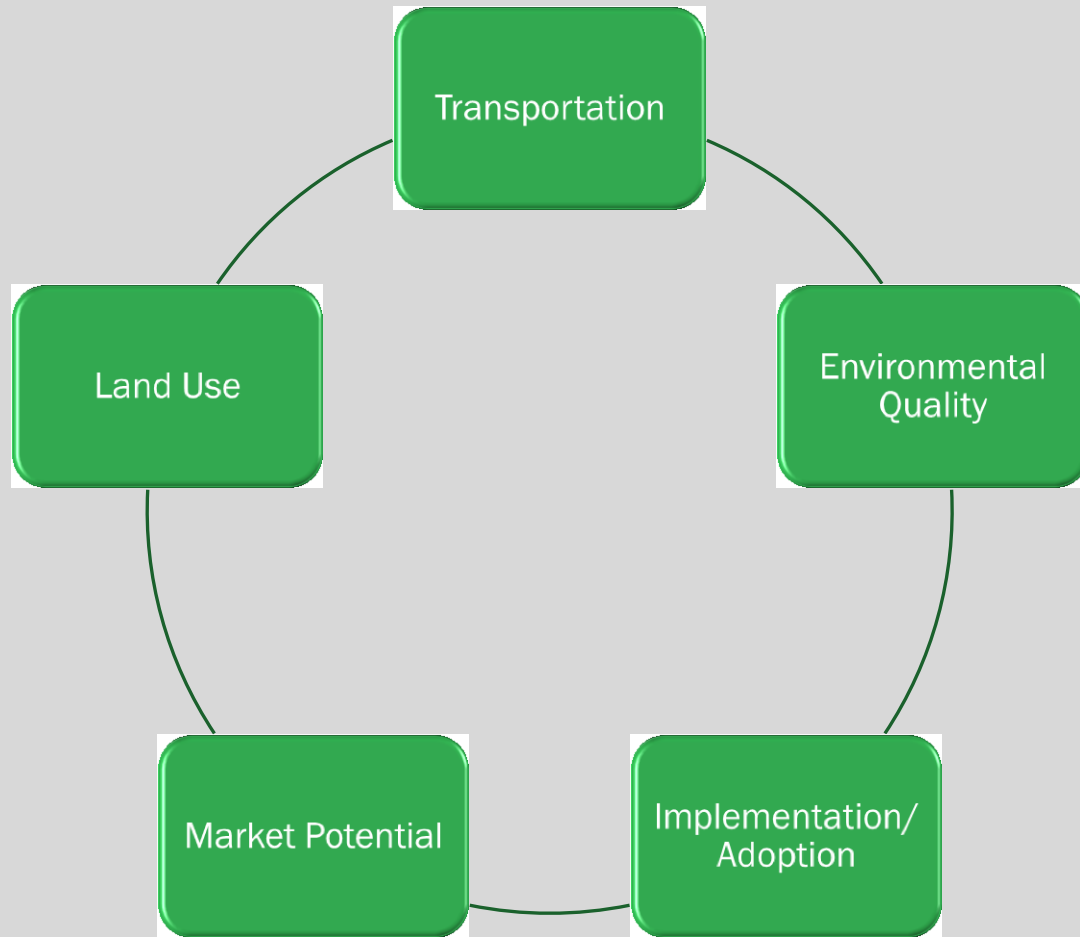
- How do conclusions reached in the analysis fit into the Fairfax Center Area plan?

Adoption

- Updated guidance adopted into the county's Comprehensive Plan

Building a Vision

1982 Plan Selection Criteria

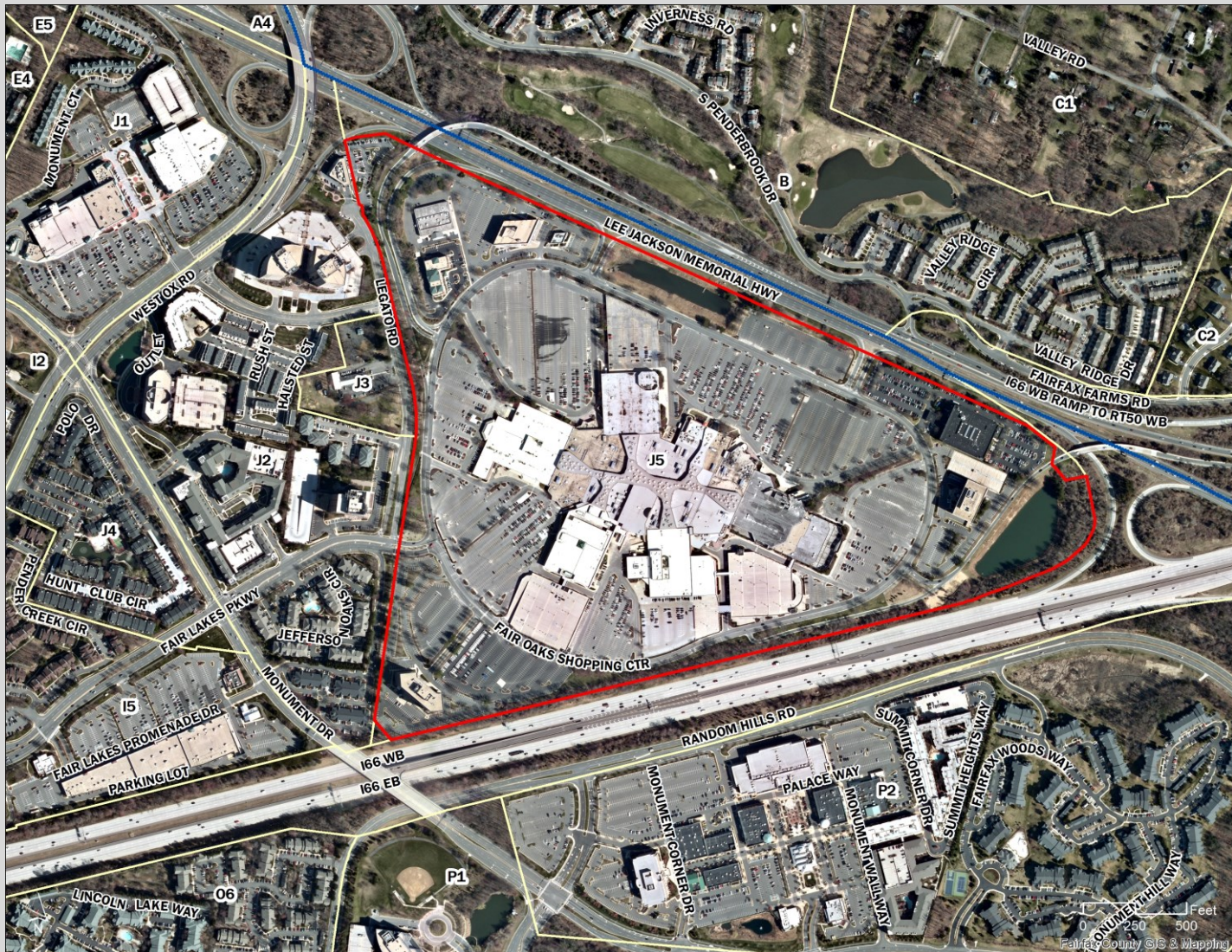


Recent Planning Themes

Recent Plan History

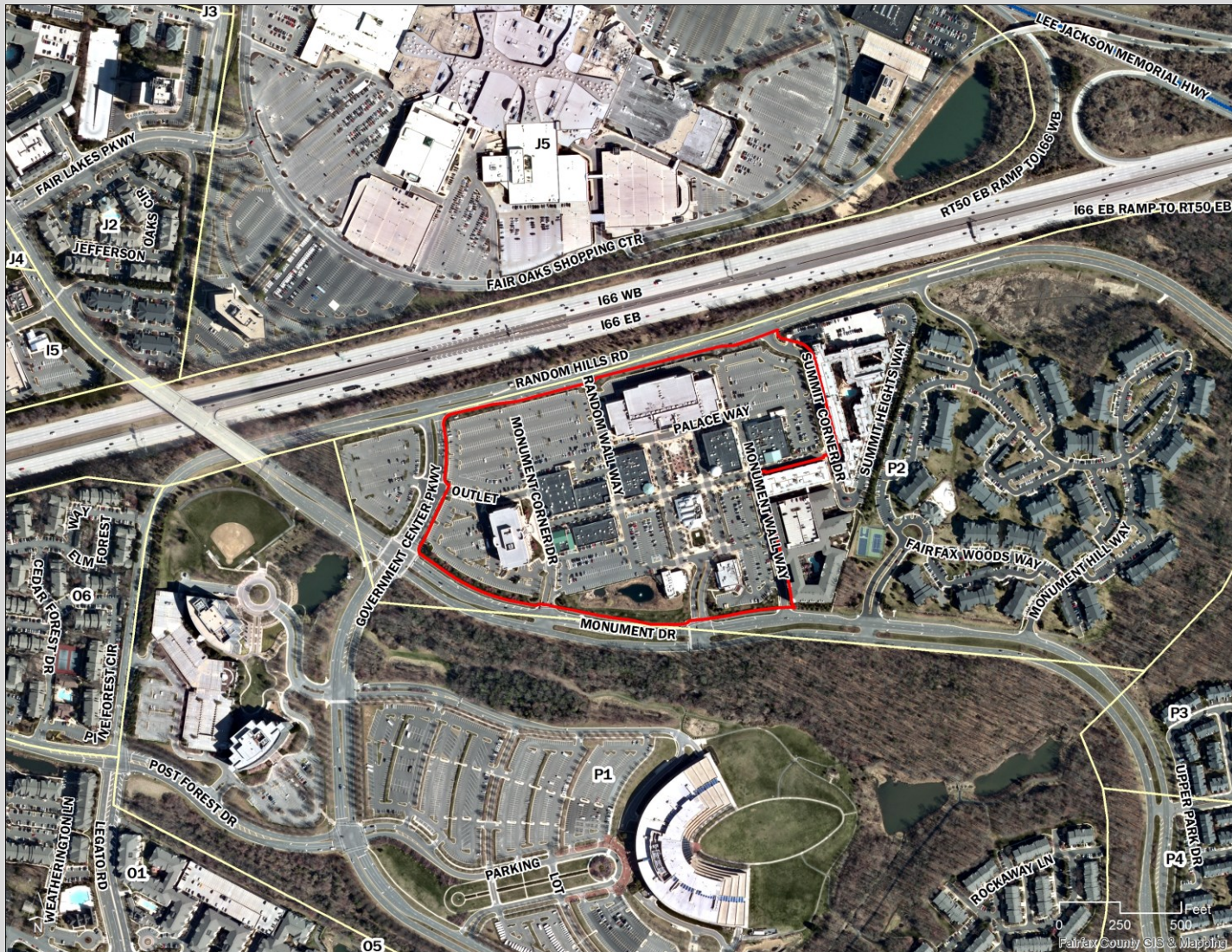
Fair Oaks Mall

APR 09-III-1FC



Fairfax Corner

APR 05-III-1FC

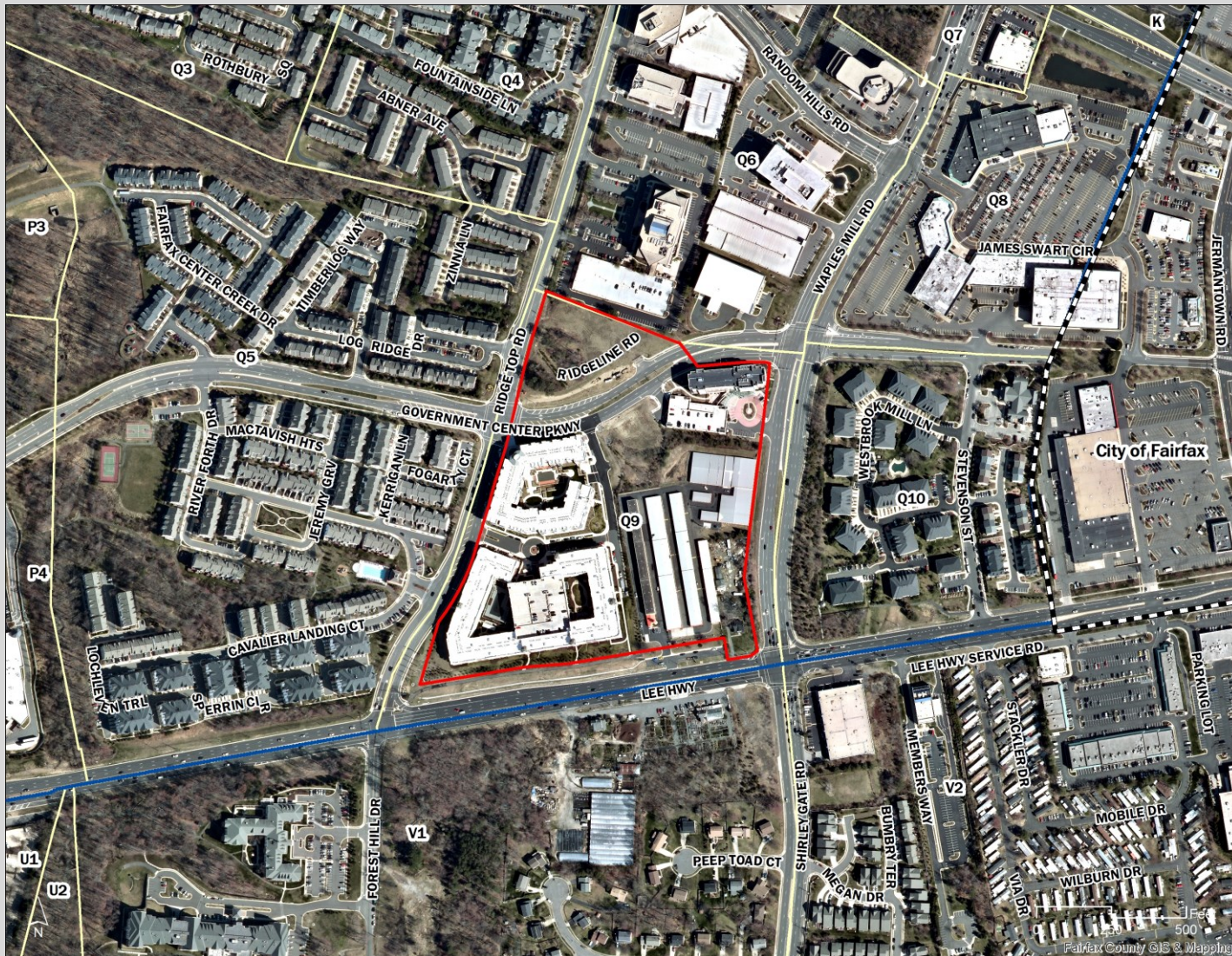


APR 05-III-3FC



Ridge Top Road

S04-III-FC2, APR 09-III-2FC



Land Unit A

APR 04-III-1FC, S05-III-FC1, S08-III-FC1



Recent Planning Themes

Current Plan amendments

Fair Lakes Hyatt

PA 2014-III-FC1



Fairfax Towne Center

PA 2014-III-FC2



Fair Lakes

PA 2015-III-FC1

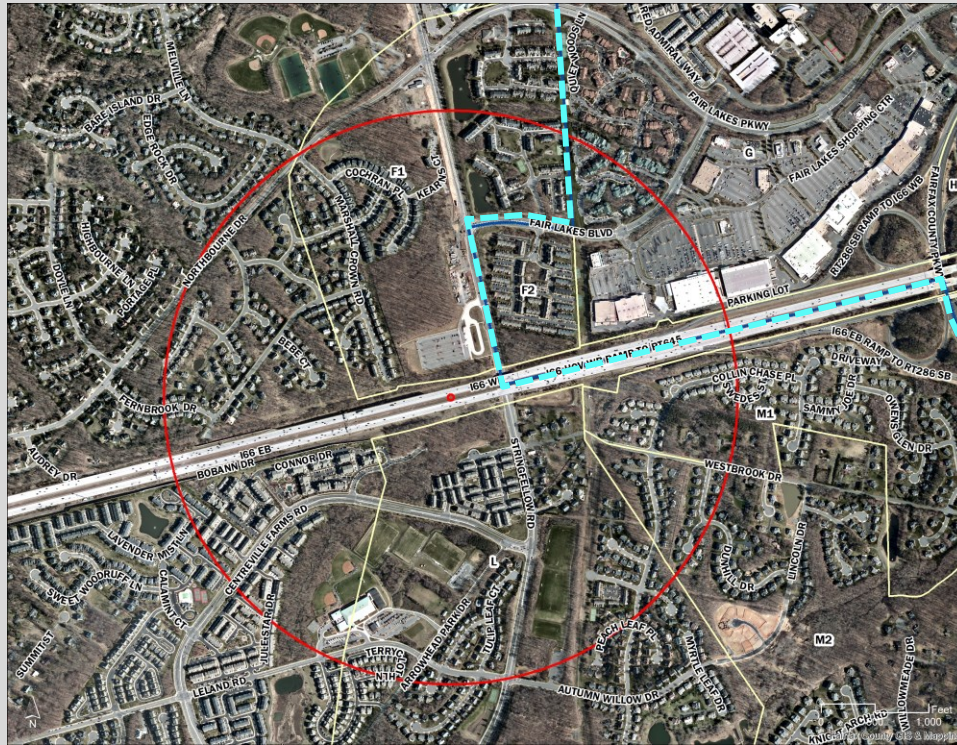


Recent Planning Themes

Submissions

Vision

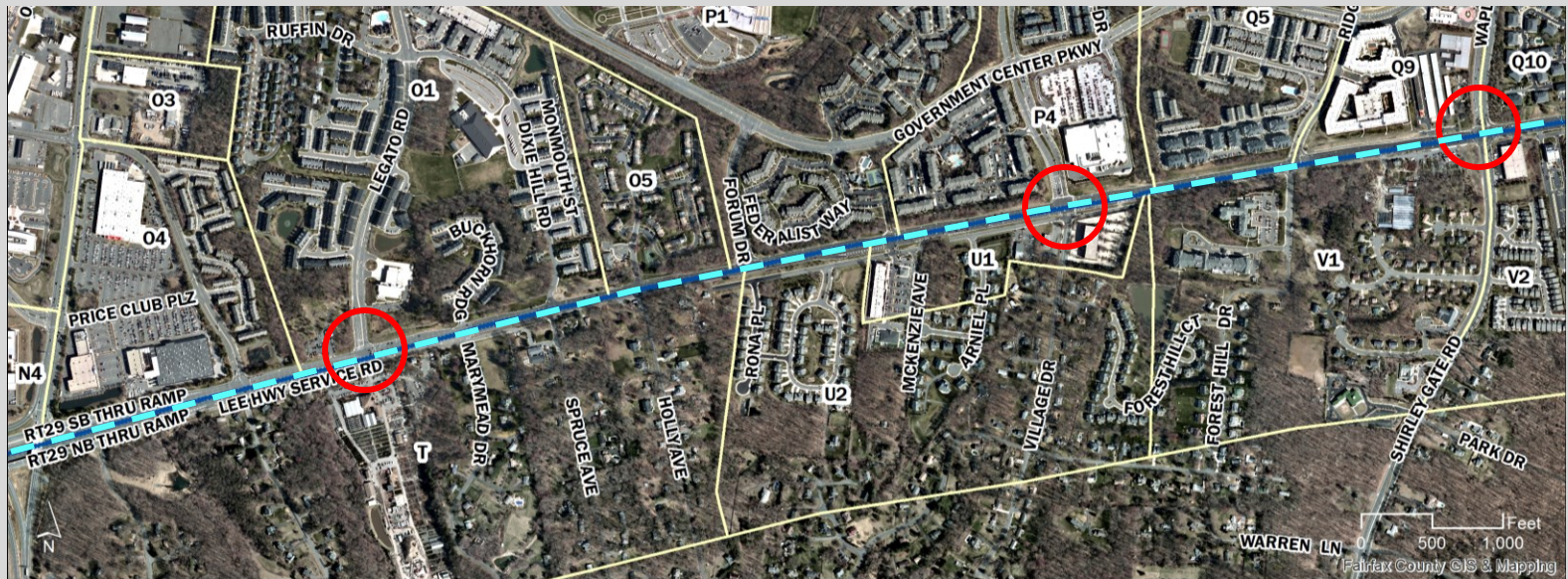
Areawide 12 and Site-specific 5



- What area(s) should be designated as the core of the suburban center? Does the vision still make sense?
- AW6: Examine Concept for Future Development for the Suburban Center
- SS5: Add transit-oriented Plan options to park and ride area

Vision

Areawide 12



- Study the need for planned interchanges along US 29
 - Future vision of roadway

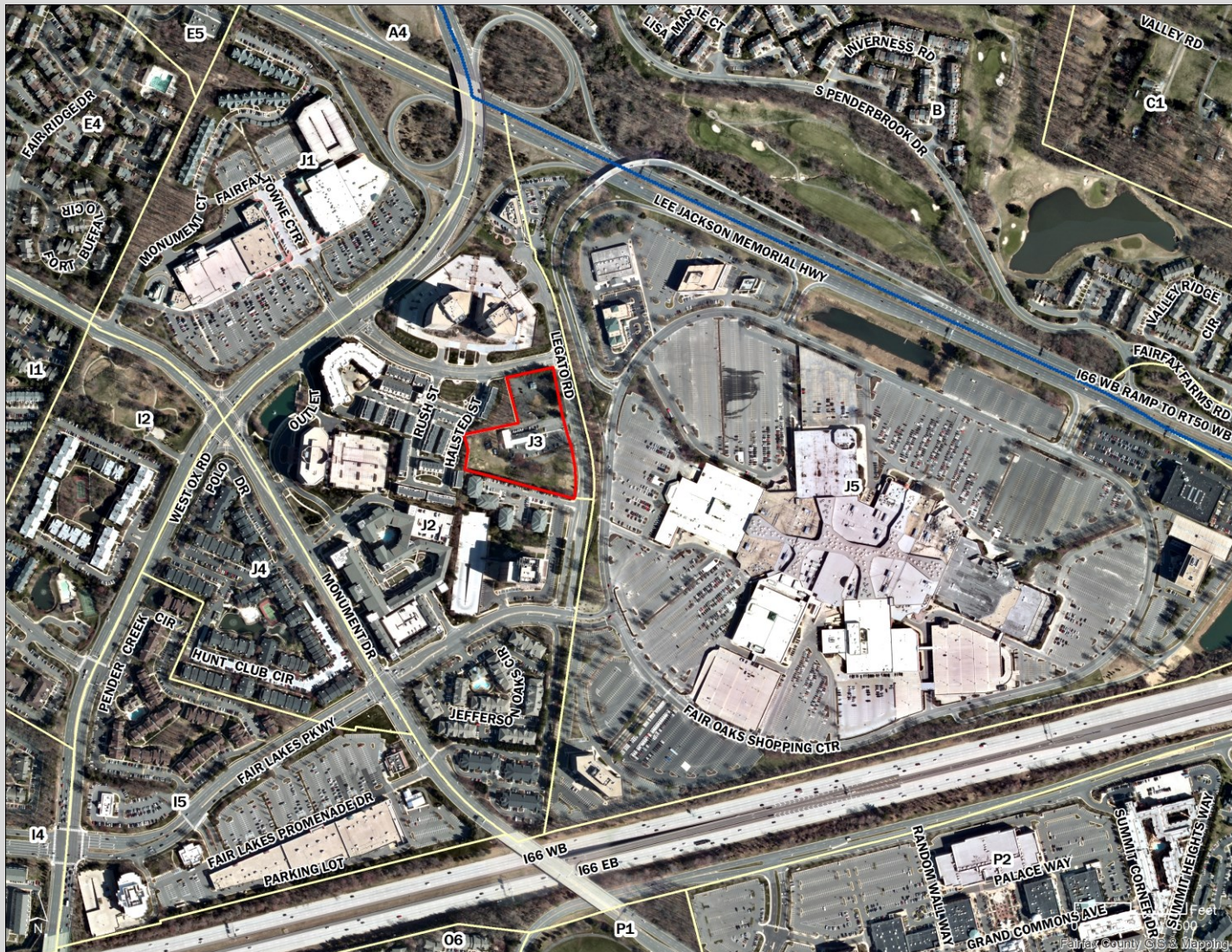
Scenario Development + Analysis

Areawide 10

- Based on the revised vision, what land use changes should be made?
 - Review Land Unit Recommendations
 - Core and non-core
 - SS1, SS2, SS3, and SS4 will be used to inform scenarios

Scenario Development + Analysis

Site-specific 4



Scenario Development + Analysis

Site-specific 1



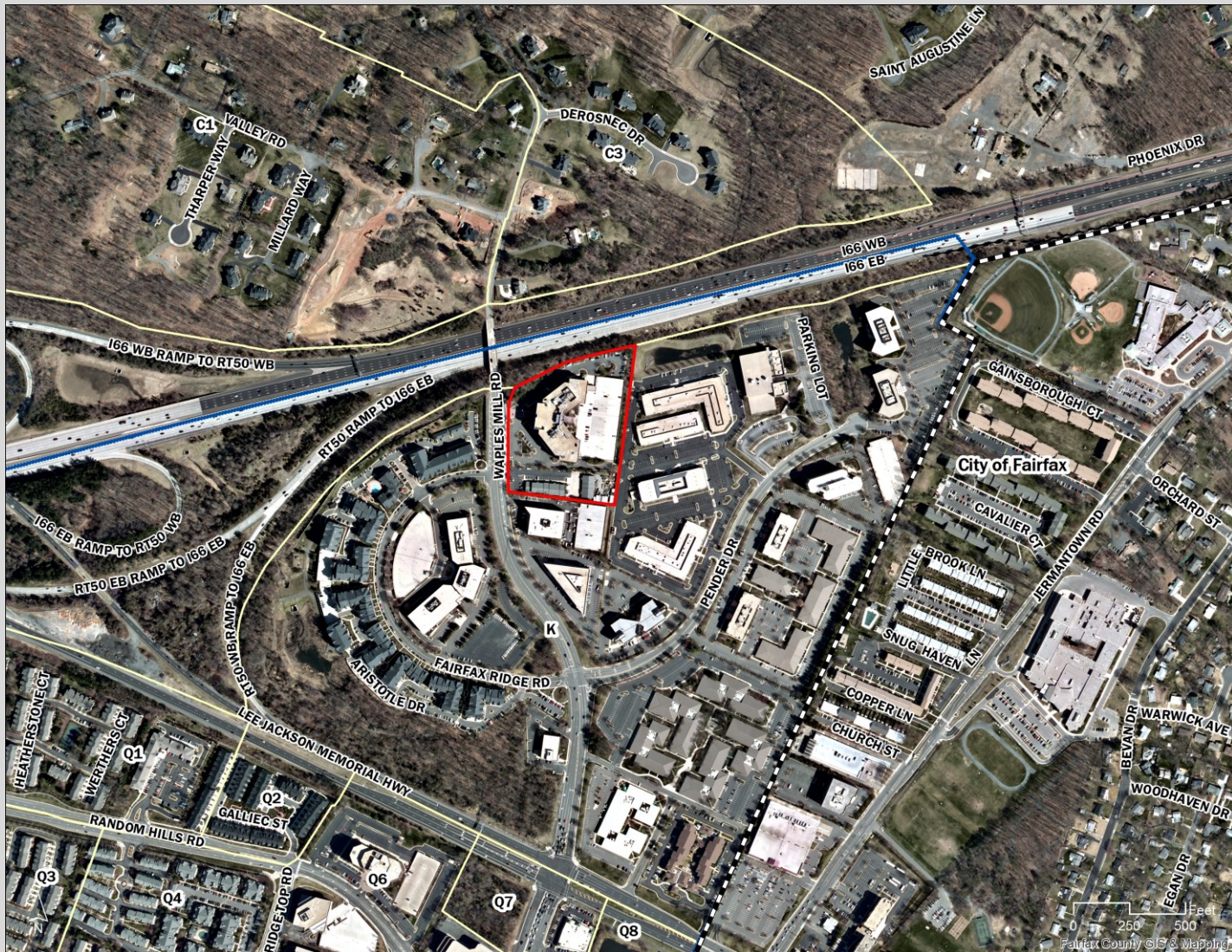
Scenario Development + Analysis

Site-specific 2



Scenario Development + Analysis

Site-specific 3



Areawide Guidance + Analysis

Areawide 3, 4, 5, 7, and 13

- How has the updated vision and county policies change the needs within the areawide guidance?
 - AW3: Heritage Resources
 - AW4: Parks and Recreation
 - AW5: Environment
 - AW7: Land Use
 - AW13: Bicycle and Pedestrian Systems

Areawide Guidance + Analysis

Areawide 9 and 11

- How should the implementation strategy be adjusted to support the new vision?
 - AW9: Review the section of the Plan discussing the Implementation of the Fairfax Center Area Plan
 - AW11: Review the Use-Specific Performance Criteria to determine if the existing standards for different types of land uses still align with current planning practices

Next Meeting

- Date: Mid-September
 - Begin discussion of vision (September-October)
- Scenario development to begin in November
- Send questions to
DPZFairfaxCenter@fairfaxcounty.gov